

Minutes of the Houston Planning Commission

November 10, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqlsrK>
or 936-755-1521, conference ID 414 556 887#
2:30 p.m.

CALL TO ORDER

Chair Martha L. Stein called the meeting to order at 2:31 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Absent
David Abraham	Present at 2:58 p.m. during item 138
Susan Alleman	Absent
Bill Baldwin	Absent
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present
Linda Porrás-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Absent
Scott Cain for	Absent
Commissioner James Noack	
Maggie Dalton for	Absent
The Honorable KP George	
Loyd Smith for	Present
The Honorable Lina Hidalgo	

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department – Present

CHAIR'S REPORT

Chair Martha L. Stein, Chair reported on meeting procedures.

DIRECTOR'S REPORT

Margaret Wallace Brown, Director, Planning and Development Department, gave a report.

APPROVAL OF THE OCTOBER 27, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 27, 2022 Planning Commission meeting minutes.

Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

I. PRESENTATION OF PUBLIC COMMENTS AND CONSIDERATION OF THE PROPOSED RESIDENTIAL BUFFERING ORDINANCE AMENDMENTS **Withdrawn**

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-131)

Items removed for separate consideration: **19**

Staff recommendation: Approve staff’s recommendations for items **1-131**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-131**, subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Tahir** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff’s recommendation for items **6, 7, 8, 9, 10, 16, and 45** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **6, 7, 8, 9, 10, 16, and 45** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Jones** Vote: **Carried** Abstaining: **Heisch and Sigler**

19 Ella Timbergrove **C3F** **Defer**

Staff recommendation: Defer the plat at Applicant’s request.

Commission action: Deferred the plat at Applicant’s request.

Motion: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

132 Jackson Hill Grove **C3N** **Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

133 Marisol Sec 4 **C3N** **Approve**

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Smith** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Speaker: Katy Harris, applicant -supportive; Brent Watson - opposed

134 Southland Terrace partial replat no 2 **C3N** **Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

135 Sunterra Sec 14 partial replat no 1 C3N Approve
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

136 Towne Lake Sec 63 partial replat no 1 C3N Defer
 Staff recommendation: Defer the application for legal review.
 Commission action: Deferred the application for legal review.
 Motion: **Sigler** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

137 Trinity at Springhill C3N Disapprove
 Staff recommendation: Disapprove the plat.
 Commission Action: Disapproved the plat.
 Motion: **Mares** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

138 Wrenwood partial replat no 5 C3N Approve
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

139 Buffalo Way Villas C3P Approve
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
 Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speakers: Patsy Taylor, Perdita Chavis for District K Councilmember Martha Castex-Tatum, Wilma Evans, Maria Eugenia Garcia – position not stated

140 Carver Landing C2R Defer
 Staff recommendation: Defer the application for additional information.
 Commission action: Deferred the application for additional information.
 Motion: **Hines** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speakers: Bernadette Baker, Tina Russell – position not stated; Lourine Davis Cook, Brenda Addison - opposed

Items 141 and 142 were taken together.

141 Indian Springs GP Approve
142 Indian Springs Sec 1
 Staff recommendation: Grant the requested variance(s) and approve the plats subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

143 Kennebrew and Britton Estates C2R Defer
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Clark** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

144 La Quinta Luna C2R Approve
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Porras-Pirtle** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

145 Masjid Al Huda C3P Defer
 Staff recommendation: Defer the application for additional information.
 Commission action: Deferred the application for additional information.
 Motion: **Heisch** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

146 Morton 180 Tract GP GP Approve
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

147 North New Hope Housing Gray C2R Approve
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Abraham** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 148 and 149 were taken together.

148 Portman Center Street East C2R Defer
149 Portman Center Street West
 Staff recommendation: Defer the applications for additional information.
 Commission action: Deferred the applications for additional information.
 Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speakers: Michael Pittman – opposed; Ghaly Ahmet, Houston Public Works

**E SPECIAL EXCEPTIONS
 NONE**

F RECONSIDERATION OF REQUIREMENTS

150 Kuykendahl Oaks C3F Defer
 Staff recommendation: Defer the application per the Harris County Engineers office.
 Commission action: Deferred the application per the Harris County Engineers office.
 Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL

151	Comunidad de la Misericordia	EOA	Approve
152	Los Cavazos	EOA	Approve
153	Magnolia Oaks	EOA	Approve
154	Spring Cypress Crossing	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

155	25144 Twin Oaks Drive	COC	Defer
156	23586 Hickory Drive	COC	Approve
157	27337 Royal Coach Lane	COC	Approve
158	21044, 21048, 21052 S Sabine Drive	COC	Approve
159	18565 Summer Hills Boulevard	COC	Approve

Staff recommendation: Approve staff's recommendation for items 151-159.

Commission Action: Approved staff's recommendation for items 151-159.

Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

160	411 Cavalcade Street	DPV	Approve
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Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Sigler** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

Speaker: Virginia Ramirez - opposed

161	6904 Van Etten Road	DPV	Deny
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Staff recommendation: Deny the requested variance.

Commission action: Denied the requested variance.

Motion: **Heisch** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Speakers: Alonzo Gonzalez, Gerardo Gaitan, Megan Ryan, Daniel Goldberg – opposed

162	303 Wilchester Blvd	DPV	Defer
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Staff recommendation: Defer the application per the applicant's request.

Commission action: Deferred the application per the applicant's request.

Motion: **Clark** Second: **Hines** Vote: **Unanimous** Opposed: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 15, 2022

- a. Elberta Villa
- b. Foster Crossing
- c. George Heights replat no 1
- d. Gulick Place
- e. Hyde Park Main Addition partial replat no 3
- f. Lakeview Retreat Sec 1 partial replat no 1
- g. Oak Forest Sec 1 partial replat no 5
- h. Reed Terrace partial replat no 4
- i. Weyburn Estates

Staff recommendation: Establish a public hearing date of December 15, 2022, for item III a-i.

Commission action: Established a public hearing date of December 15, 2022, for item III a-i.

Motion: **Porras-Pirtle** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

IV. CONSIDERATION OF A QUALITY INN HOTEL/MOTEL LOCATED AT 804 E TIDWELL ROAD
Withdrawn

V. PUBLIC COMMENT
NONE

VI. EXCUSE THE ABSENCES OF COMMISSIONERS ABRAHAM, HEISCH, AND ROBINS
Commissioners Abraham, Heisch, and Robins were present; no Commission action was required.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:15 p.m.

Motion: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

DocuSigned by:

Martha L. Stein

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Martha L. Stein, Chair

DocuSigned by:

Margaret Wallace Brown

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Margaret Wallace Brown, Secretary